

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday August 24, 2022 at 6:00

**P.M.** WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: [etrachte@newhavenct.gov](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Time: Aug 24, 2022 06:00 PM Eastern Time (US and Canada) Join Meeting via link:**

**<https://newhavenct.zoom.us/j/89105798245?pwd=RkNpSDFDVHZIS2d2b0I3VmNkNWtZUT09>**

**Meeting ID: 891 0579 8245 Password: 1234567a**

**Meeting Materials** click here: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/livable-city-initiative-board>

- I. Call to Order
- II. Approval of Minutes from April 27, 2022 Meeting of LCI Board of Directors
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
885 Congress Avenue	Sliver lot	J. Tirado	4
27 Frank Street	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	4
28-50 Thompson Street	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	21
15-17 Winthrop Avenue	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	3

- IV. Old Business / Discussion
  - Role of LCI Board / CT General Statutes
  - Discussion of PAD Guidelines

- V. Adjourn

FULL ZOOM MEETING INFORMATION BELOW:

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

Topic: LCI August 24, 2022

Time: Aug 24, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/89105798245?pwd=RkNpSDFDVHZIS2dzb0I3VmNkNWtZUT09>

Meeting ID: 891 0579 8245

Password: 1234567a

One tap mobile

+19292056099,,89105798245# US (New York)

+13017158592,,89105798245# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 891 0579 8245

Password: 92859695

Find your local number: <https://newhavenct.zoom.us/j/89105798245>

Join by Skype for Business

<https://newhavenct.zoom.us/join/89105798245>

**LCI Board Meeting Minutes**  
**April 27, 2022 (Via Zoom)**

**PRESENT:** Patricia Brett, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Evan Trachten (LCI staff), Michael Pinto (Office of Corporation Counsel)

**Absent:** Hon. Richard Furlow, Neil Currie, Arlevia Samuel (Executive Director)

**Guests:** None

**Meeting called to order at 6:07 P.M.**

**Roll call of Members: Pat Brett, Nadine Horton, Seth Poole, Alder Ernie Santiago**

**Review of LCI Board meeting minutes from February 23, 2022 meeting. A motion to approve was made by Pat Brett, seconded by Nadine Horton, roll call of members was taken, approved unanimously.**

**New Business**

None

**Old Business / Discussion**

Seth Poole reminded the Board about our on-going conversation about transparency around LCI Board and information requested by the LCI Board. Seth noted that Arlevia was not attending the meeting tonight because she was being honored and given an award, prior notice was given to the Board. Seth plans to make a document with bullet points about what information the LCI Board would like from staff. Nadine asked if there is a protocol for LCI staff to attend this meeting? Seth noted Evan is here monthly. Nadine would like to hear from other staff such as the Deputy Directors and the Director monthly.

Nadine also noted a recent article in the New Haven Independent about a request to add more Neighborhood Specialists at LCI. Some of the neighborhood Specialists were moved around to new districts in the last year. Seth would like to see an organizational chart to see LCI staff and where they are located. Seth would be happy to discuss this topic, he will add it to our list for discussion. Seth plans to send an email with a list of items and information that the LCI Board would like. Board members are welcome to add items and topics to the list.

A motion to adjourn was made by Nadine Horton, seconded by Alder Santiago. Roll call was taken, approved unanimously.

Meeting adjourned 7:25PM

**PAD MEETING MINUTES**  
**March 16, 2022**

**PRESENT:** Hon. Gerald M. Antunes, BoA; Anna Festa, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

**Absent:** Maurine Villani, Tax Office.

**Guest:** Laura Brown, City Plan

**Meeting called to order at 3:10 PM**

A motion to approve the PAD minutes from December 15, 2021 was made by Nate Hougrand, seconded by Steve Fontana, minutes approved unanimously.

## New Business

### 885 Congress Avenue

Evan told the PAD committee this is a small parcel and isn't suitable for residential development. LCI is proposing to sell this sliver lot to an owner occupant at 889 Congress Avenue. The adjacent property at 889 Congress does not have any off-street parking. This lot was used by the previous owner, the lot is partially paved. Given the lot is quite small the City didn't offer to split this parcel with other adjacent property which is a large commercial building (that was once a roller-skating rink, it also has blight issues with graffiti). The lot acts a good buffer between the properties. Evan told the committee that Alder Rodriguez is in support of the sliver lot sale as proposed. Nate asked if this lot would be open to the public? Evan told the committee it is for private use in conjunction with 889 Congress Avenue. Alder Antunes asked if a garage could be built on this parcel. Evan told the committee a garage is permitted subject to zoning review prior to the issuance of a building permit. This is a text-book sliver lot sale in keeping with our previous sliver lot sales. Evan also noted that the commercial building owns a few feet of the land on the side of their building, so they have access to this area if they needed to put up a ladder to get on their roof.

**A motion was made by Steve Fontana to approve the item, seconded by Alder Antunes, roll call was taken, Approved unanimously.**

### 27 Frank Street

Evan told the committee LCI proposes to sell this small vacant single-family property to Neighborhood Housing Services of New Haven, Inc (NHS) for \$1,000. They will rehabilitate the property and sell it to an owner-occupant with a minimum 10 year occupancy period. The parcel of land is also quite small. The property was offered to the public in 2019 via RFP but there were no offers. There was also a supportive housing proposal, but it didn't receive support from the community. This portion of Frank Street has several owner occupants. NHS has rehabilitated properties on this block a few years ago. The property is in poor condition and needs a full rehabilitation, it's currently in a state of decay. NHS will conduct a full environmental assessment and the final product will be energy efficient, as well as lead and hazard free. Evan noted the City is also selling the property at 31 Frank Street, having these two structures rehabilitated and occupied will enhance the street.

Alder Antunes asked if NHS keeps all the profit, does any of the money come back to the City? Evan told the committee that NHS keeps the proceeds of the sale, the City does not get any money back based on selling the property for \$1,000. The BoA guidelines give a discount to non-profits rehabilitating properties for deed restricted affordable housing, it acts as an additional subsidy and helps the non-profit.

Steve Fontana noted the parcel size section of the PAD Disposition Summary sheet seems to be wrong because the lot size says 25' by 110' and the total square footage is listed as 3,485, the math doesn't add up. Evan noted that staff utilize the assessor's data to prepare a file. The City sells property via quit claim deed and therefore the buyer is responsible for all due diligence. We don't get surveys of the land to arrive at the precise square footage, we use the assessor's data which has been our past practice.

Nate wanted to confirm the structure will be rehabilitated and not demolished. Evan confirmed the property will be rehabilitated. Alder Festa asked if the property is in fair enough condition to be safely rehabilitated? Evan told the committee that LCI does not believe the property needs to be demolished, the property needs a full renovation. NHS will have a lot of work to do. It doesn't seem fiscally responsible to demolish the house. Creating a homeowner with our non-profit partner is consistent with our goals and objectives.

**A motion was made by Alder Antunes to approve the item, seconded by Steven Fontana, roll call was taken, approved unanimously**

### **28-50 Thompson Street**

Evan told the committee LCI proposes to sell two sliver parcels as a building lot to Neighborhood Housing Services of New Haven, Inc (NHS) for \$2,000 to develop a two-family owner-occupied property with a 10-year minimum occupancy period. This property is in Alder Winter's Ward, he is supportive of the development and has sent a letter of support. The site can be developed when you combine the 2 parcels, the parcels combined have 44 feet of frontage and over 4000 square feet of lot area. Nate noted this parcel isn't a conforming and would require BZA approval. Nate noted the frontage hasn't changed under recent zoning changes as part of the ADU ordinance, the lot area has changed to 4000 square feet. There is also an issue staff recently observed in Non-Conformity section (Section 67) of the ordinance. Evan thought the regulations did change. Nate told the committee the regulations currently require 50 feet of frontage. Nate and Evan will follow up about any needed zoning relief. If any zoning relief is required the applicant will be required to obtain it prior to closing, this is an automatic safeguard, but this committee may add it to the approval if it so desires.

Alder Festa asked if we should approve this prior to BZA approval, or to wait? Would this hurt NHS? Evan noted this is our customary process and that we approve sales at PAD prior to going to BZA. Safeguards exist to ensure approval prior to closing. Nate also noted that the non-conformity provision of the Zoning ordinance may make development difficult. Evan noted developers currently go to the BZA for approvals on non-conforming parcels and this proposal is in keeping with past practice. Alder Festa asked if one needed to go to BZA if developing a single family? A single family could be developed as of right at this location.

**A motion was made by Clay Williams to approve the item, seconded by Steve Fontana; roll call was taken, Approved with one abstention by Nate Hougrand**

### **15-17 Winthrop Avenue**

Evan told the committee LCI proposes to sell a building lot at 15-17 Winthrop Avenue to Neighborhood Housing Services of New Haven, Inc (NHS) for \$2,000 to develop a two-family owner-occupied property with 10-year minimum occupancy period. The site can be easily developed when you combine the 2 parcels, combined the site has 50 feet of frontage and sufficient lot area to support a two-family property. NHS has been working on this site for a few years. The neighbor wanted to purchase this land but LCI wanted to develop a structure and expand the tax base. The Alder is aware of the sale and staff will request a letter of support. Alder Festa asked about the impact to the neighbors. Evan said LCI has a responsibility to create affordable housing and to expand the tax base. Selling this land as a parking area isn't in the best interest of the City. Clay asked about a fence he sees in the 2019 google street view. Evan told the committee LCI fenced-off the lot and asked the people to remove their boat and personal property from the City-owned lot. NHS will likely survey the lot.

**A motion was made Alder Antunes to approve the item, seconded by Steve Fontana, roll call was taken, approved unanimously.**

### **PAD Guidelines / Discussion**

Evan has submitted the proposed changes to the Development Administrator for final review. The Board of Alder has requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alder via the PAD process contained the Emergency Order. Due to this, Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur over the next few weeks.

More information will be shared in the future.

**A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor.**

**Meeting Adjourned 3:50 P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>	
885 Congress Avenue		310-0127-03700	BA	4	Sliver lot	N/A	
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>			<b>Lot Size</b>	<b>Total sq. ft.</b>
\$57,300	N/A	N/A	\$57,300	\$44,110		35' X 80'	3060 Total Per Assessor

### Property Value Information

<b>Appraised Value</b>	<b>Appraised by</b>	<b>Date</b>	<b>Type of Sale</b>	<b>Offered amount</b>	<b>Rehab costs</b>	<b>LCI Recommended</b>
\$ 57,300	Vision	10/1/2021	Sliver lot	Owner-occupant CD Eligible area @ \$0.25 per Sq./ft.	N/A	\$765.00

### Prior Notifications Sent to

<b>Aldersperson</b>	<b>Name of Aldersperson</b>	<b>Management Team</b>	<b>Other interested parties</b>
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 <sup>th</sup> Ward	N/A	Yes

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
Jonathan Tirado 889 Congress Avenue New Haven CT 06519			
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	2/8/2022	Staff	Current
<b>Proposal:</b> The City of New Haven proposes to dispose of a sliver lot to the adjacent owner occupant			
<b>General discussion:</b> The applicant will utilize this land as a driveway and parking area. This parcel is already paved.			
<b>Owner Occupancy:</b> Yes			
Prepared by: 		Concurred by: 	
Date: 3/8/2022		Date: 3/8/22	

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	



# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: February 8, 2022

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of sliver lot at 885 Congress Avenue to owner occupant at 889 Congress Avenue to be use as a driveway and a parking area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 885 CONGRESS AV  
 Vision ID 19895

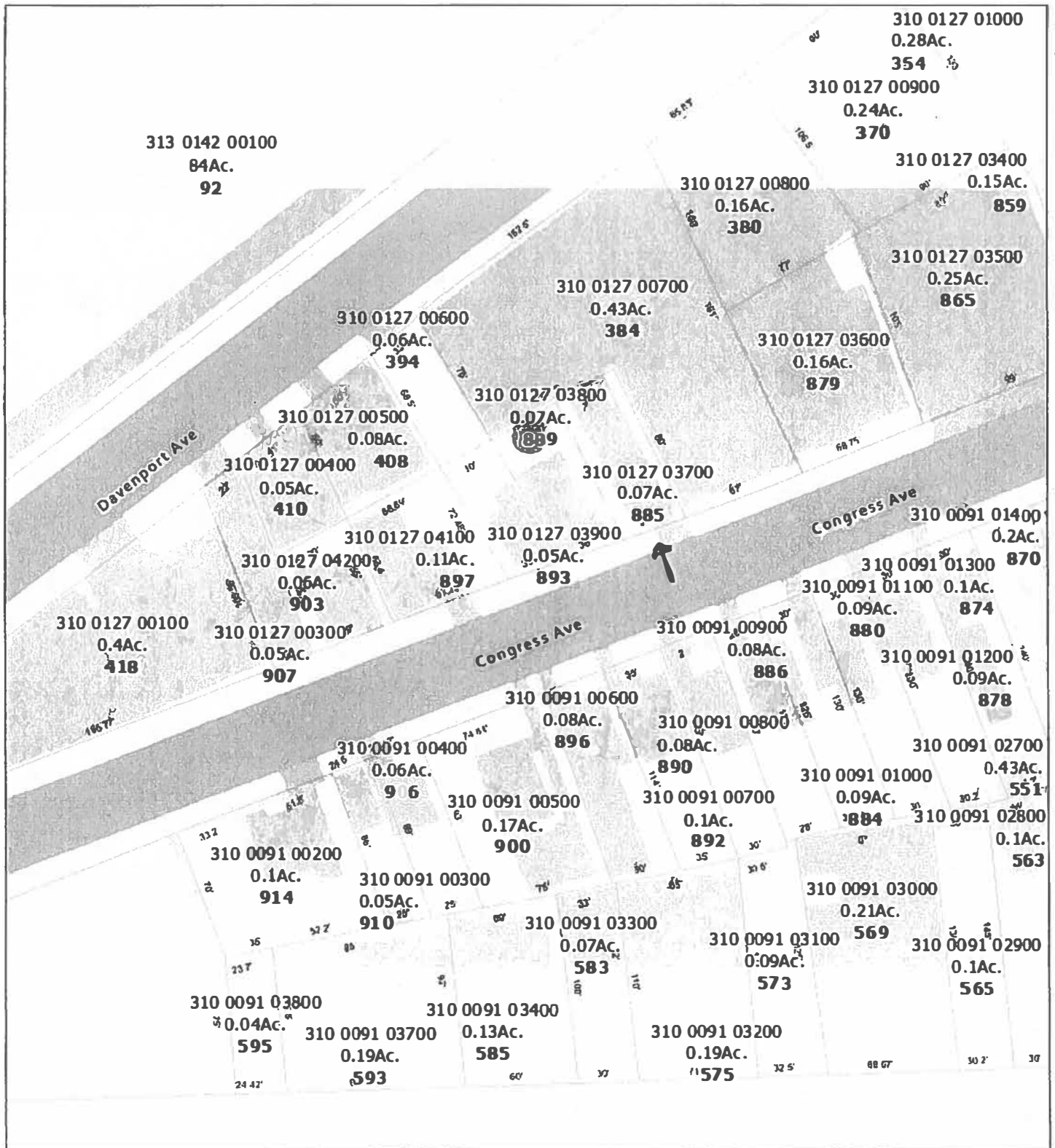
Account # 310 0127 03700

Map ID 31W 0127 03700 /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 902V  
 Print Date 2/8/2022 9:14:28 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
CITY OF NEW HAVEN THE  165 CHURCH ST  NEW HAVEN CT 06510						Description	Code	Assessed	Assessed	6093  NEW HAVEN, CT  <b>VISION</b>						
						EX COM LN	21	57,300	40,110							
<b>SUPPLEMENTAL DATA</b>																
AR Prcl ID		WARD 04		VE REPO TAX DIST												
TAXABLE		CENSUS 1406		BLOCK 5003												
QUERY G		GIS ID 19895		Assoc Pid#												
						Total	57,300	40,110								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	C/D	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN THE BROWN CHRISJOHNSEN W		7236 0001	06-27-2005	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed			
		3171 0244	06-19-1984			0		2021	21	40,110	2020	21	30,870			
						0		Total	40,110	Total	30,870	Total	30,870			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B	Tracing		Batch										
CG1	CONGRESS M303															
NOTES																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permid Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
106984	10-31-1997	DE	Demolish	0		100		DEMOLISH BLDG	09-11-2001	TM			45	Review Against Field Cd		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	902V	CITY MDL-00	BA	0		3,060 SF	26.36	1.00000	H	1.00	CG1	0.710		1.0000	18.72	57,300
						Total Card Land Units	3,060 SF	Parcel Total Land Area						0	Total Land Value	57,300



**Legend**

New Haven Web Parcels

**New Haven Parcels**

New Haven Parcels

**MY MAP**

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



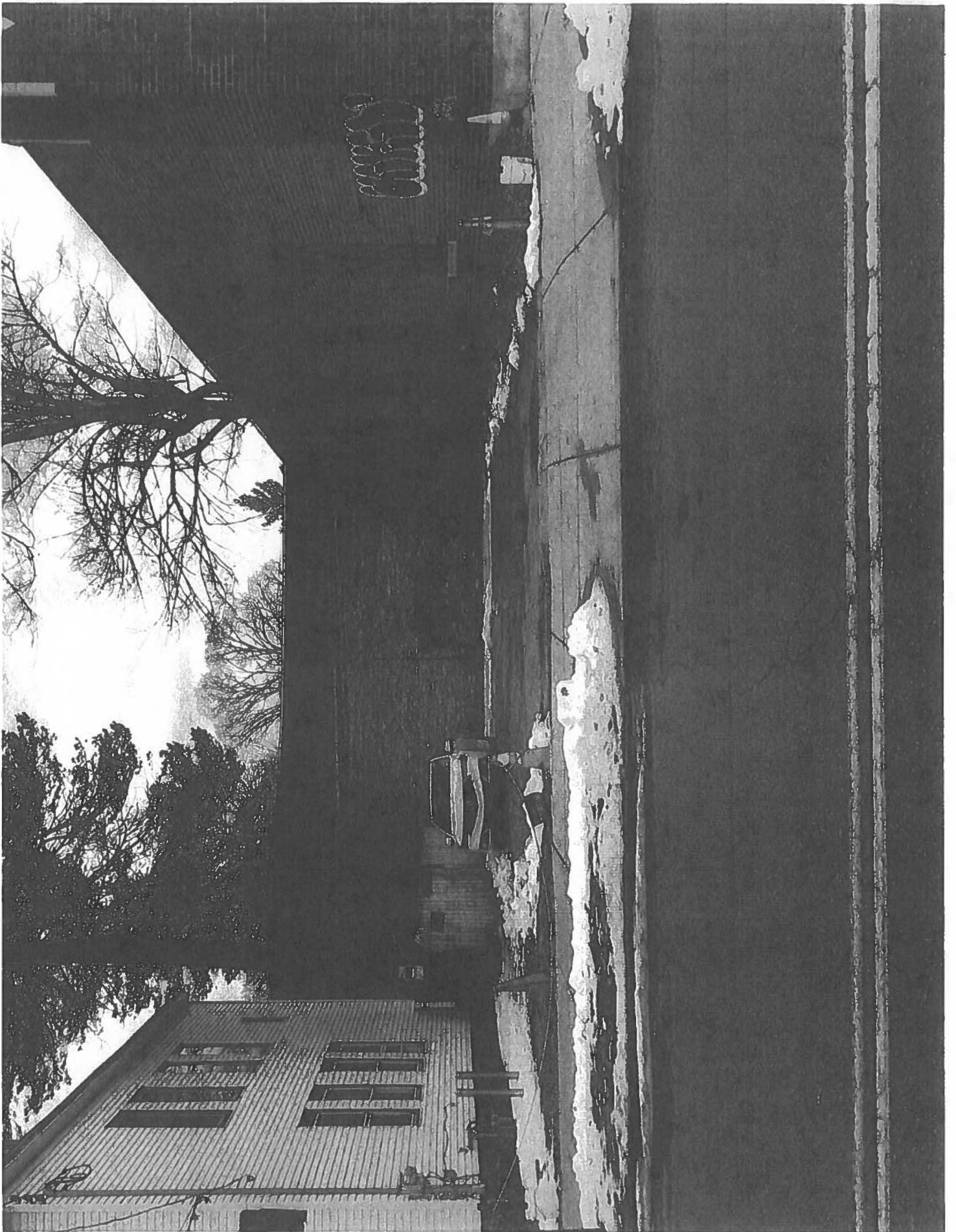
Date: 1/7/2022

0 0.0075 0.015 0.03 mi



**885 Congress Avenue**

**Sliver lot sale to 889 Congress Avenue to be used for off-street parking and additional yard area**



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address 27 Frank Street		Map-Block-Parcel 302 0072 00600		Zoning RM-2	Ward 4	Property Type Single Family	Total legal units Per Zoning
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
Land + OB \$ 29,300	Building \$ 102,900	Other N/A	Total Value \$ 132,200	For Tax Purposes \$ 92,540		Lot Size 25' X 110'	Total sq. ft. 3485 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 132,200	Vision	10/1/2021	Non-Profit Deed restricted @ \$1,000 per unit	\$ 1,000	N/A	\$1,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 <sup>th</sup> Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person: C/O James Paley, Executive Director	
Applicant's City property tax status: Current	Review date 3/8/2022	Reviewed by: Staff	Comments Current

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of a vacant single family property to a local non-profit.

**General discussion** The City of New Haven proposes to dispose of this vacant single family residential structure to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate this structure and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

**Owner Occupancy?** Sale to owner occupant

Prepared by: *E. Y. [Signature]* Date 3/8/2022 Concurred by: *[Signature]* Date 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **March 7, 2022**

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of City-owned vacant single-family residential structure at 27 Frank Street to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate the property and sell it to an owner occupant.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 27 FRANK ST  
 Vision ID 19388

Account # 302 0072 00600

Map ID 302/ 0072/ 00600/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 902R  
 Print Date 3/8/2022 9:09:14 AM

CURRENT OWNER				TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed	
165 CHURCH ST								EX COM LN	21	29,300	20,510	<b>VISION</b>
NEW HAVEN CT 06510								EX COM BL	22	102,900	72,030	
SUPPLEMENTAL DATA												
Alt Prd ID				I/E REPO								
WARD 04				TAX DIST								
TAXABLE CENSUS 1405												
BLOCK 1002												
QUERY G												
GIS ID 19388				Assoc Pid#								
									Total	132,200	92,540	

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)										
BK-VOL/PAGE	SALE DATE	CU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
CITY OF NEW HAVEN	9645 0081	11-20-2017	U	I	28,000	18												
BRAUDY NEPTALI & EUGENE & *	5614 0203	01-19-2000	U	I	0	8	2021	21	20,510	2021	21	20,510	2020	21	17,640			
BRAUDY CONNIE (EST)	5571 0296	10-13-1999	U	I	0			22	72,030		22	72,030		22	42,420			
BRAUDY CONNIE	5514 0319	06-22-1999	U	I	0													
UNKNOWN	3837 0282	02-05-1988	U	I	0													
								Total	92,540	Total	92,540	Total	60,060					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
2000	SOUTH HILL		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	102,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	29,300
Special Land Value	0
Total Appraised Parcel Value	132,200
Valuation Method	C
Total Appraised Parcel Value	132,200

**NOTES**  
 1 BED IN TANDEM

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

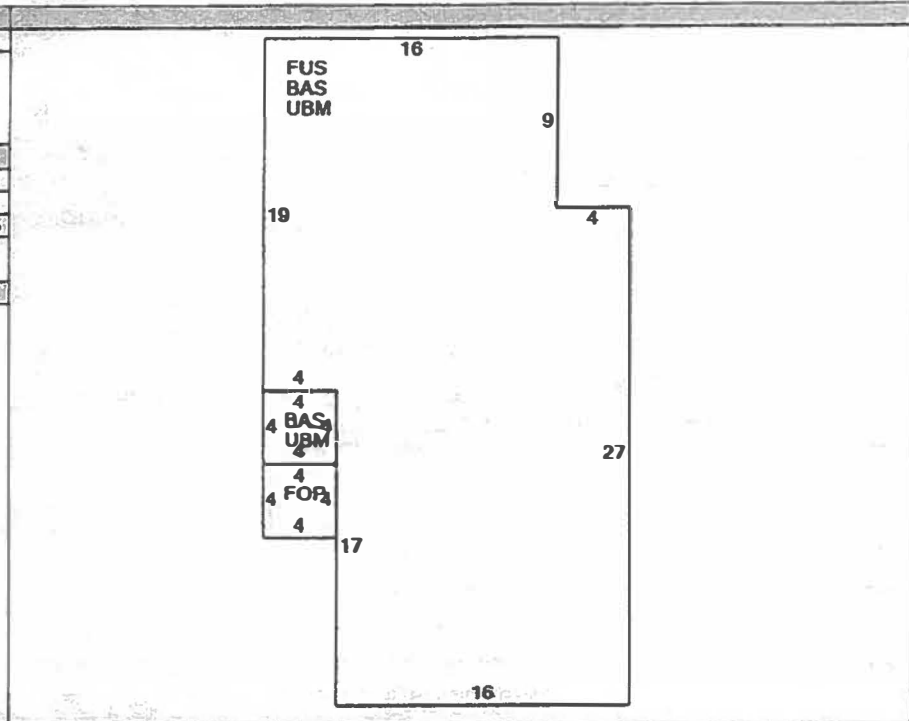
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
12-15-2020	VA			DM	Data Mailer Sent
06-08-2011	JW1	04		70	Field Review
04-27-2011	GM2	03		00	Measur+Listed
12-21-2010	EF	03		09	Refusal
12-12-2006	EG			00	Measur+Listed
12-05-2006	EG			58	Hearing Office Review
09-07-2001	DA			45	Review Against Field Cd

LAND LINE VALUATION SECTION																																												
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value																												
1	902R	CITY MDL-01	RM2	0		2,614 SF	17.22	1.00000	5	1.00	2000	0.650		1.0000	11.19	29,300																												
Total Card Land Units														2,614 SF	Parcel Total Land Area														0	Total Land Value														29,300



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Single Family			
Grade:	C	Average			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior:Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2	04	Plywood Panel			
Interior Flr 1	14	Carpet			
Interior Flr 2	06	Linoleum			
Heat Fuel	02	Oil/Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	01	Below Average			
Kitchen Style:	01	Below Average			
Interior Conditio	P	Poor			
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code	200B	SOUTH HILL B			

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		151,286	
Year Built		1910	
Effective Year Built		1989	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		32	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		68	
RCNLD		102,900	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

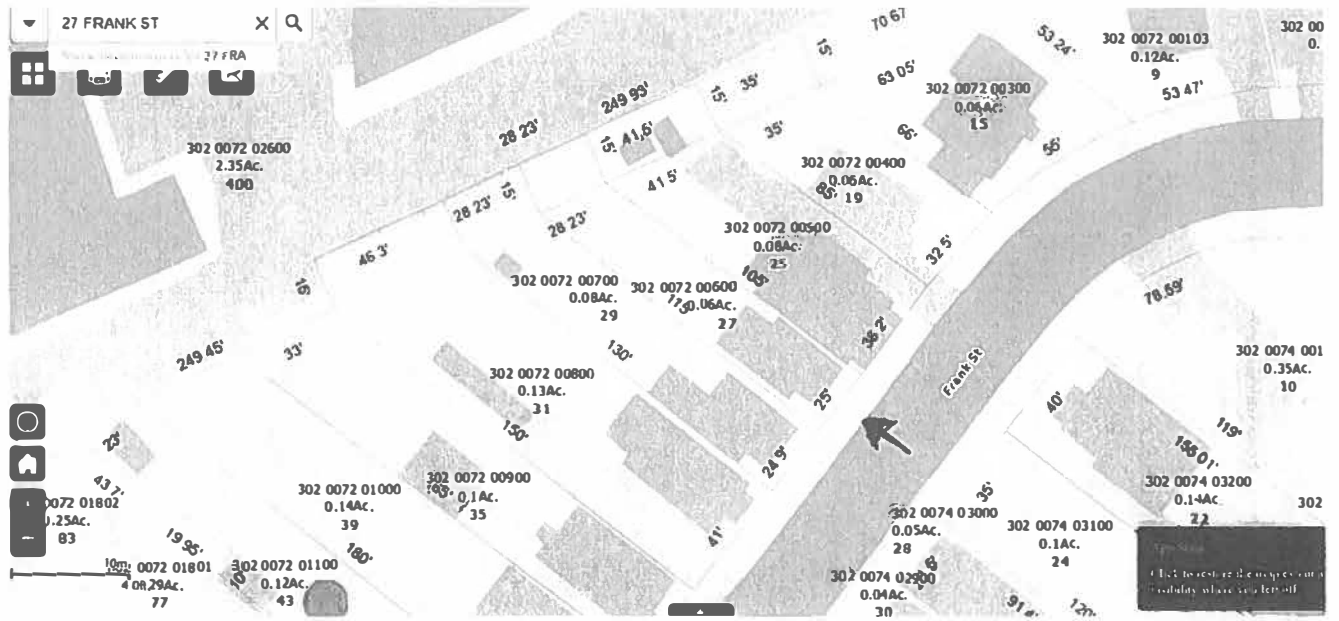


OB - OUTBUILDING & YARD ITEMS (L) / XP - BUILDING EXTRA FEATURES (B)											
Code	Description	U/B	Units	Unit Price	Yr. Bt.	Cond.	Cd	% Cd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec. Value	
BAS	First Floor	632	632	632	109.87	69,436	
FOP	Open Porch	0	16	3	20.60	330	
FUS	Finished Upper Story	616	616	616	109.87	67,678	
UBM	Unfinished Basement	0	632	126	2 90	13,843	
Totl Gross Liv / Lease Area		1,248	1,896	1,377		151,287	



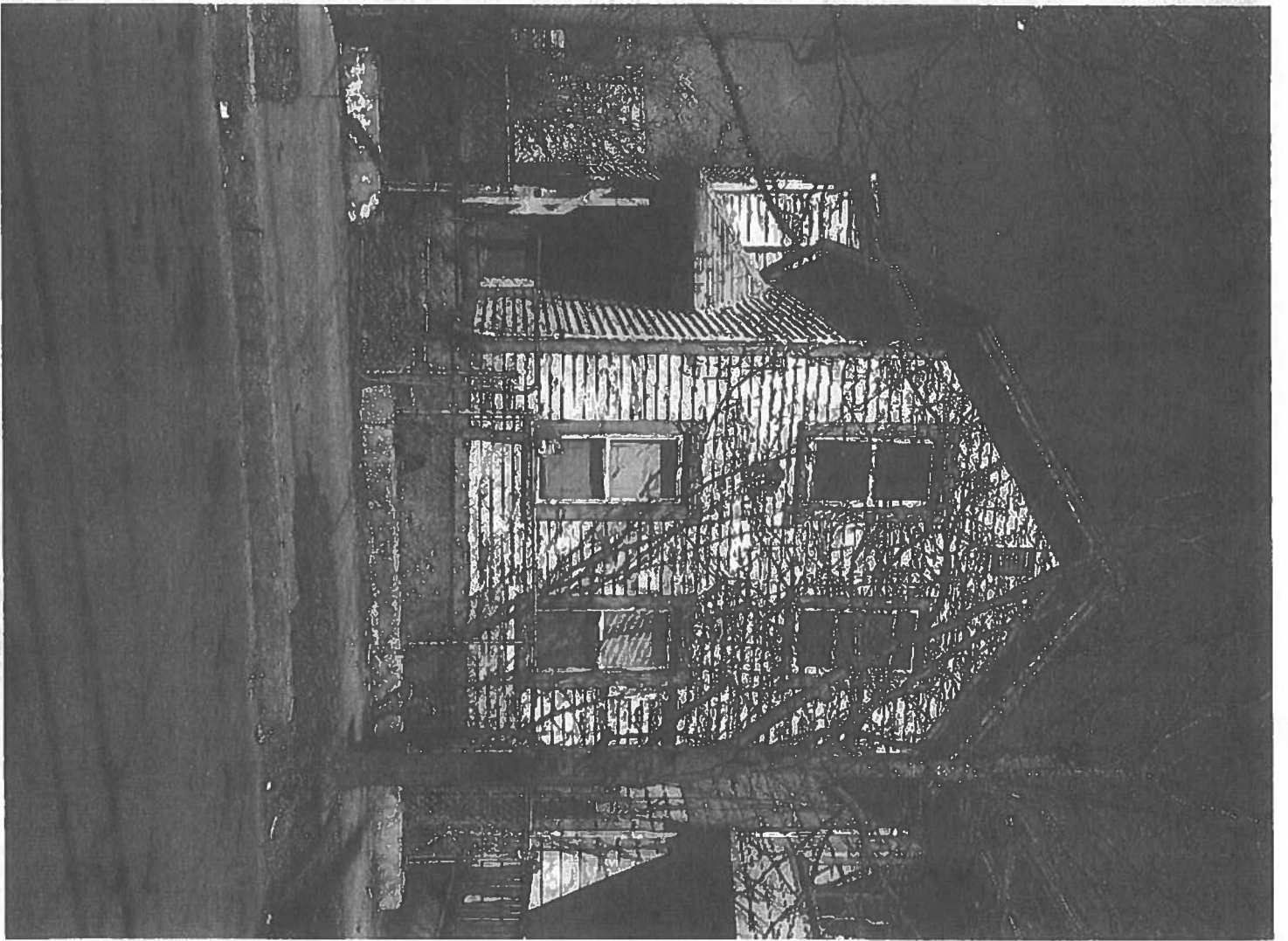
### 27 Frank Street / Vacant sing-family property



**27 Frank Street: Vacant single family**

(Subject Property below)





# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>	
28 Thompson Street 50 Thompson Street		286 0433 00400 286 0433 00300	RM-2	21	Buildable Lot	Per Zoning	
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>			<b>Lot Size</b>	<b>Total sq. ft.</b>
\$ 34,200 \$ 45,600	N/A	N/A	\$ 79,800	\$ 55,860		12' X 100' + rear portion 32' X 120' 44' X 120'  (see map)	3943 3920 <hr/> 7863 Total Sq./ Ft. Per Assessor

### Property Value Information

<b>Appraised Value</b>	<b>Appraised by</b>	<b>Date</b>	<b>Type of Sale</b>	<b>Offered amount</b>	<b>Rehab costs</b>	<b>LCI Recommended</b>
\$ 79,800	Vision	10/1/20 21	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

### Prior Notifications Sent to

<b>Aldersperson</b>	<b>Name of Aldersperson</b>	<b>Management Team</b>	<b>Other interested parties</b>
Yes X No <input type="checkbox"/>	Hon. Steven Winter Ward 21	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		C/O James Paley, Executive Director	
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	3/8/2022	Staff	Current
<b>Proposal:</b> The City of New Haven Livable City Initiative proposes the disposition of a building lot to a local non-profit.			
<b>General discussion</b> The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will develop a two-unit residential structure and sell it to an owner occupant. <b><u>This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u></b>			
<b>Owner Occupancy?</b> Sale to owner occupant			

Prepared by: *[Signature]* Date: 3/8/2022 Concurred by: *[Signature]* Date: 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Steven Winter 21<sup>st</sup> Ward

DATE: **March 7, 2022**

FROM: Department Livable City Initiative  
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of City owned building lot to Neighborhood Housing Services of New Haven, Inc. at 28- 50 Thompson Street. Neighborhood Housing Services will develop a two-unit owner occupied property at this location.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

**CURRENT OWNER**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**TOPO**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**UTILITIES**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**STRT//ROAD**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**LOCATION**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**EXEMPTIONS**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**OTHER ASSESSMENTS**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**RECORD OF OWNERSHIP**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**ASSESSING NEIGHBORHOOD**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**NOTES**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**APPRaised VALUE SUMMARY**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**PREVIOUS ASSESSMENTS (HISTORY)**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

**APPRaised VALUE SUMMARY**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510

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**APPRaised VALUE SUMMARY**  
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 166 CHURCH ST  
 NEW HAVEN CT 06510

**APPRaised VALUE SUMMARY**  
 CITY OF NEW HAVEN  
 166 CHURCH ST  
 NEW HAVEN CT 06510



Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd	Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0	3,943 SF	12.86	1.00000	5	0.75	1600	0.900				1.0000	8.68	34,200
<b>BUILDING PERMIT RECORD</b> Total Card Land Units 3,943 SF Parcel Total Land Area 0																	
<b>LANDLINE VALUATION SECTION</b> Total Appraised Parcel Value 34,200																	
<b>APPRaised VALUE SUMMARY</b> Appraised Bldg Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 34,200 Special Land Value 23,940 Total Appraised Parcel Value 34,200 Valuation Method C																	
<b>PREVIOUS ASSESSMENTS (HISTORY)</b> This signature acknowledges a visit by a Data Collector or Assessor																	
<b>APPRaised VALUE SUMMARY</b> Total 23,940 Total 23,940 Total 19,180																	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		Assessed
CITY OF NEW HAVEN						Description	Code	Assessed
165 CHURCH STREET						EX VC 1 L	53	45,600
NEW HAVEN CT 06510								31,920
GIS ID 17169								45,600
Assoc Pic#								31,920
SUPPLEMENTAL DATA		AIR Pct ID 21		I/E REPO TAX DIST				
WARD TAXABLE CENSUS BLOCK 6000								
QUERY G								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		Code	Assessed					
CITY OF NEW HAVEN		8395	0221	06-12-2009	U	1	0	14	Year	Code	Assessed					
YOKLEY BEATRICE		4161	0173	10-20-1989			0	2021	53	31,920	2021	53	31,920	2020	53	25,550
Total										Total		31,920		Total		25,550

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Nbhd	1600	NEWHALLVILLE	Tracing

**NOTES**

Appraised Bldg. Value (Card) 0  
 Appraised Xr (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 45,600  
 Special Land Value 0  
 Total Appraised Parcel Value 45,600  
 Valuation Method C

**APPRAISED VALUE SUMMARY**

Total Appraised Parcel Value 45,600

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
	05-05-2000	DE	Demolish	0		100	01-25-2011	01-25-2011	RMH	03		99	Vacant
								07-31-2001	DA			45	Review Against Field Cd

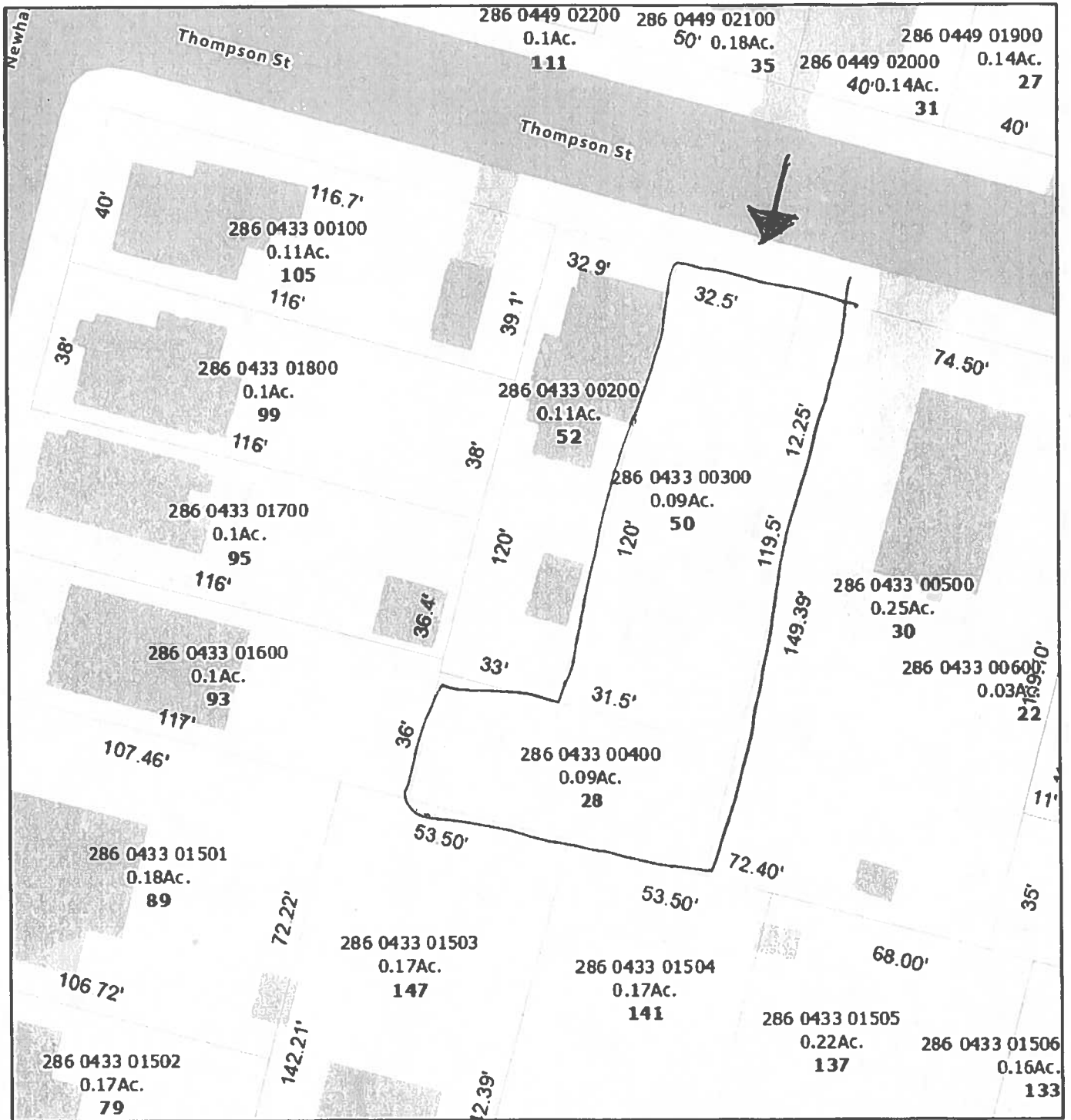
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	9099	EC VACANT	RM2	0		3,920	SF	12.93	1.00000	5	1.00	1600	0.900		1.0000	11.64	45,600

Total Card Land Units		3,920	SF	Parcel Total Land Area		0	Total Land Value		45,600
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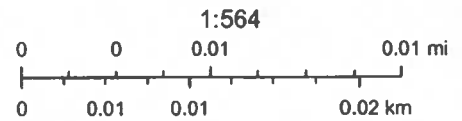


# My Map



3/7/2022, 12:39:49 PM

NewHaven\_Parcels  
 New Haven Web Parcels



28-50 Thompson Street (Building lot): Proposed sale to Neighborhood Housing Services of New Haven, Inc. for the construction of a 2 unit owner occupied structure



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>
15 Winthrop Avenue 17 Winthrop Avenue		312 0143 04300 312 0143 04400	RM-2	3	Buildable Lot	Per Zoning
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment</b>	<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>	<b>For Tax Purposes</b>	<b>Lot Size</b>	<b>Total sq. ft.</b>
\$ 45,000		N/A	\$ 90,000	\$ 63,000	28' X 100'	2614
\$ 45,000					25' X 100'	2614
					<b>53' X 100'</b>	<b>5228 Total Sq./ Ft. Per Assessor</b>

### Property Value Information

<b>Appraised Value</b>	<b>Appraised by</b>	<b>Date</b>	<b>Type of Sale</b>	<b>Offered amount</b>	<b>Rehab costs</b>	<b>LCI Recommended</b>
\$ 90,000	Vision	10/1/2021	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

### Prior Notifications Sent to

<b>Aldersperson</b>	<b>Name of Aldersperson</b>	<b>Management Team</b>	<b>Other interested parties</b>
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>	<b>Name, address &amp; telephone of contact person:</b>
Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511	C/O James Paley, Executive Director

<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	3/8/2022	Staff	Current

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of a building lot to a local non-profit.

**General discussion** The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will develop a two-unit residential structure and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

**Owner Occupancy?** Sale to owner occupant

Prepared by: [Signature] Date 3/8/2022 Concurred by: [Signature] Date 3/9/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Ron Hurt 3<sup>rd</sup> Ward

DATE: **March 7, 2022**

FROM: Department Livable City Initiative  
Person Evan Trachten (ET) Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of City owned building lot to Neighborhood Housing Services of New Haven, Inc. (NHS) at 15-17 Winthrop Avenue. NHS will develop a two-unit owner occupied property at this location.

Check one if this an appointment to a commission

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Unaffiliated/Independent/Other

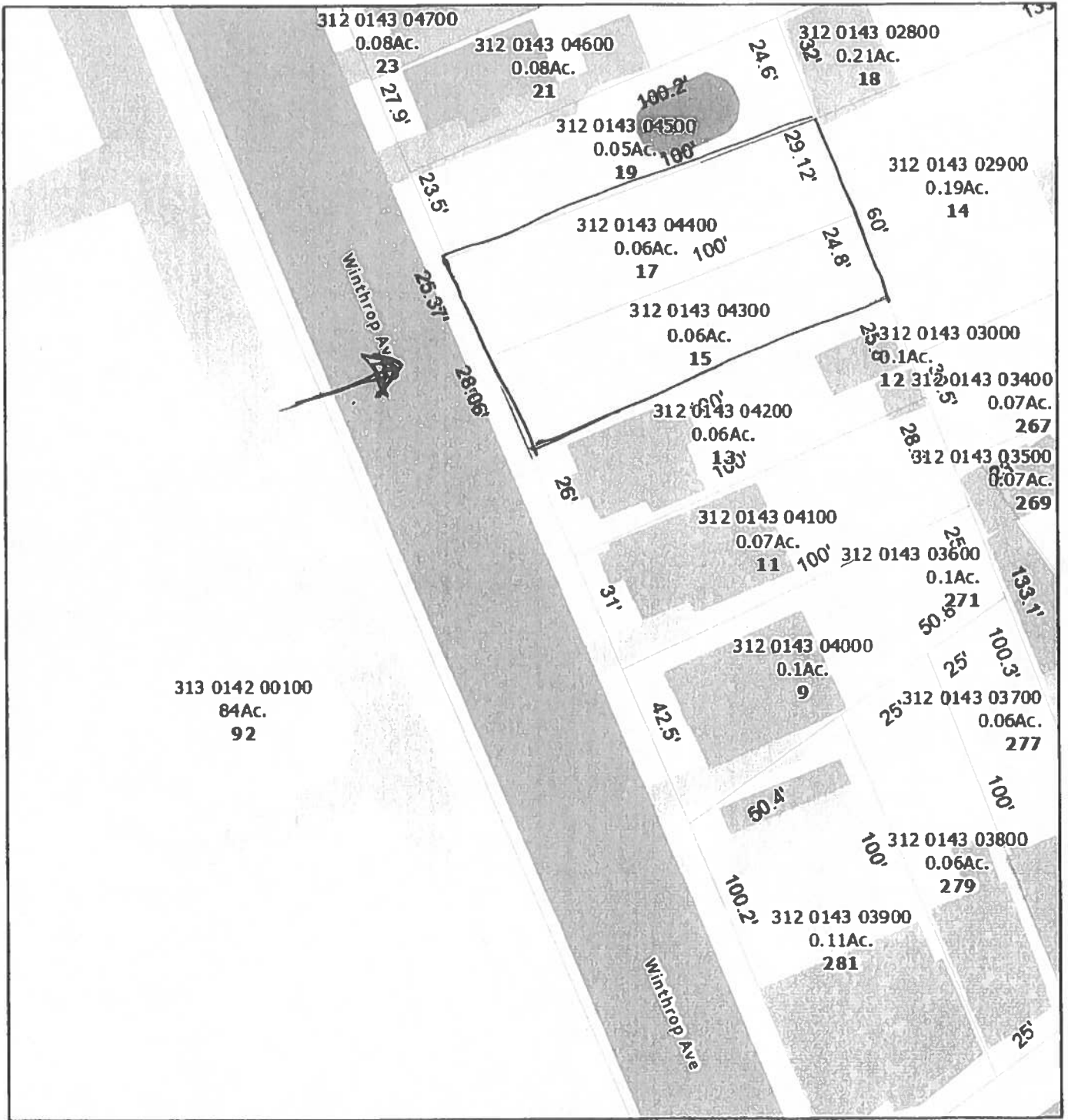
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3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.





# 15-17 Winthrop Avenue



3/8/2022, 8:34:02 AM

NewHaven\_Parcels

New Haven Web Parcels

